

**Montreux Homeowners Association**  
**Monthly Meeting Minutes**  
**Wednesday, March 5, 2014**  
**7 – 9 PM**  
**Nelson Residence**

**ATTENDEES**

Board Members: Jay Willenberg, Myrt Nelson, Connie Hanson, Leslie Inaba, Ryan Heiberg, Bob Wilburn, Jerry Lilly, Peter Roppo, Rizwan Baig, Charles Hayden, Bob Keilin

Guests: Marilyn Haberlach (Landscaping), Takashi and Leslie Tsukamaki, Heather Dosch

Absent: Marty Nelson, John Bryon

*Meeting was convened at 7:12 pm*

**GUESTS**

Takashi and Leslie Tsukamaki (Div I / Lot 5) and Heather Dosch (from Buchan) were guests at the meeting to answer any questions about their building plans. Jerry raised his concern about the location of the A/C unit. Ms. Dosch noted that while the location has not been determined (probably won't be until around framing time), that the noise levels should not be a problem based on the location of the house on the lot and its proximity to neighbors. Myrt asked if there are plans for a generator. They are wiring for one, but do not have plans to install one at this time. The Board committed to providing feedback to the Tsukamaki's and Ms. Dosch following the April 2<sup>nd</sup> Board meeting.

In the meantime, the following actions will be taken:

1. Bob W with assistance from Jay will distribute the house plans to the existing neighbors on Cervina Ct. The neighbors will have two weeks to provide feedback and voice concerns.
2. Ryan will be in charge of finding an architect who can perform a third-party review prior to the next Board meeting.
3. Leslie will distribute the plans to the rest of the Board members and get large hardcopies made for the neighbors on Cervina Ct.
4. Bob W will be in charge of providing feedback back to the Tsukamaki's and Ms. Dosch.

**MINUTES**

February monthly meeting minutes were approved (Myrt moved, Ryan seconded, all were in favor).

**GENERAL DISCUSSION AND COMMITTEE UPDATES**

**CC&R**

The Board reviewed the CC&R Fine Schedule and Fine Policy. The Board discussed the proposed number of days to perform certain actions throughout the policy. The Board agreed to make the following changes:

1. Section B.1 should remain at 10 working days within receipt
2. Section C.1.a will change to 30 days (from 5 days)
3. Section C.1.k will change to 10 working days (from 7 working days)
4. Section C.2 will change to 30 days (from 14 days)

The Board approved the fine schedule and policy subject to changes discussed above (Ryan moved, Bob W seconded, all in favor (abstained: Myrt and Bob K)).

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Bob W will send Connie the attorney information and Connie will send the policy to our lawyer for review. Connie will draft a cover letter to send to the homeowners. The Board will distribute the new schedule and policy out with the next billing (before Annual Meeting). Jay will talk to Rosemary about the mailing.

**PRESIDENT**

Jay mentioned the possibility of a house on Isola cutting down trees without permission. Jay will follow-up.

Jay also received a complaint about the water running down Village Park Drive. Bob K contacted the City of Issaquah this morning. A work order has been placed and the City is supposed to investigate. Bob K will report back to the Board when action is taken.

**VICE PRESIDENT – No report**

**TREASURER / GOVERNMENT AFFAIRS**

February financial statements were reviewed. The Board discussed the possibility of a moderate dues increase to build the reserve for longer-term capital projects (~\$15/quarter). Dues have not been increased since 2005. Bob K will draft an article about the potential increase for the next newsletter. Bob K will also present the idea along with the reasons for the increase at the Annual Meeting. The Board can vote to increase fees without a homeowner vote. However, if/when action is taken, the Board will send a notice to all homeowners.

**SECRETARY**

April 2<sup>nd</sup> meeting will be at Jay's house. Leslie will work on the directory for distribution at the Annual meeting.

**LANDSCAPING AND IRRIGATION**

Marilyn reported that the tree-pruning job along Montreux Drive is almost finished. However, a complaint was made to the City of Issaquah and the City has responded that a street permit is required to complete the work. Marilyn volunteered to go down to City Hall with Tom from Turning Leaf Service to discuss the issue and see what can be done.

Myrt reported that Telgenhoff Landscaping began their contract on March 1<sup>st</sup>. They will be working throughout the neighborhood weekly (½ day on Wednesdays, full day on Thursdays and most of the day on Fridays).

Myrt also reported that a letter has been drawn up and delivered to the City Planner, Jerry Lind, to ask for recommendations about the lighting along Village Park. The City happened to have a meeting last night and would be discussing the letter. Once feedback is received from the City and decisions are made on the lighting, the Landscaping Committee will decide what to do about the trees.

Marilyn has also contacted the City about the cracking and raised sidewalks caused by the growing tree roots.

**PONDS AND WATERFALLS**

Jerry reported that all of the ponds and waterfalls are in working order (including the remote control via website).

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ELECTRICAL / SOCIAL – No report

WEBSITE

Charles reported that the generic Board emails are almost set-up.

NEWSLETTER

Rizwan needs ideas for the next quarterly newsletter that is supposed to go out April 1<sup>st</sup>. Leslie will send Rizwan the latest email list.

*Meeting adjourned at 8:55 pm*

Next meeting: Wednesday, April 2<sup>nd</sup> at Jay's house

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**Email Vote  
Monday, February 17, 2014**

**PROPOSAL FROM MYRT**

Attached is a bid from Tom Corno, ISA CA #PN5594-A, arborist from Turning Leaf Service. The bid is for trimming of 90 trees on Montreux Dr., which we need done ASAP before they start leafing out. The bid is for \$7200 for 90 trees. The bid says 91, but we have downed one tree since then. We got 3 bids, but Tom is the most professional and well known of the group. I would like to recommend this bid.

**VOTES**

IN FAVOR: Marty, Jay, Connie, Jerry, John, Leslie, Peter

OPPOSED: n/a

NO VOTE: Ryan, Bob K, Bob W, Rizwan, Charles

***MOTION PASSED WITH MAJORITY VOTE ON FEBRUARY 18, 2014***



2014-02-17 Turning Leaf  
Bid.doc

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